



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895

(317) 882-7210 Office • (317) 888-7201 Fax

www.move2indy.com

The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

ROUNDTREE PARK - SECOND SECTION
INSTRUMENT #64-11894
RECORDED MARCH 6, 1964
RESTRICTIONS

- A. The within plat shall be known and designated as "Roundtree Park - Second Section", an Addition to the City of Indianapolis, Indiana.
- B. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D. Front building lines are established as shown on this plat between which lines and the property lines of the street there shall be erected and maintained no structure. No fence shall be erected closer to the property line of an abutting street than such building lines.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in this Addition.
- F. No house shall be erected in this subdivision having a ground floor area of less than 720 square feet, exclusive of open porches, garages, basements or utility rooms.
- G. No noxious or offensive trade shall be carried on upon any lot in this Addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- H. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 6,000 square feet.
- I. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- J. There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of the public utility companies, not including street car or transportation companies for the installation and maintenance of mains, ducts, lines, wires, poles, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities and to those of the other owners of lots in this Addition to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- K. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this Addition, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and affect until July 1, 1987, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- L. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

